

The Wahoo Planning Commission met in regular session by video/telephone conference on a Zoom link, in accordance with agenda posted at City Hall, Post Office, and First Bank of Nebraska with each board member being notified of the agenda prior to the meeting. Meeting was called to order by Chair Mike Kleffner at 7:00 p.m. and opened with the Pledge of Allegiance. The Chair advised the public of the posted information regarding State Open Meetings Act and Title VI.

City Administrator Melissa Harrell explained the meeting process via Zoom

Roll call was taken with the following board members present, acknowledging they have received the agenda and advance notice of the meeting: Rappl, Pfligler, Wilcox, Woita, Kleffner, and Brooks. Absent: Vculek, Gigstad, and Houfek. Travis Beavers, Building Inspector/Zoning Administrator, and Melissa Harrell, City Administrator, were also present.

Public hearing on application for change of zoning from C-1 Downtown Commercial to R-3 Residential on property described as lot 12 and balance of lot 11, Block 133 County Addition to the City of Wahoo, Saunders County, Nebraska, as filed by James Murray was declared open at 7:02 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Wilcox, seconded by Woita, to close the open hearing at 7:02 p.m. Roll call vote: Wilcox, yes; Woita, yes; Pfligler, yes; Kleffner, yes; Rappl, yes; and Brooks, yes. Absent: Vculek, Gigstad, and Houfek. Motion carried.

Discussion was held regarding the zoning change. Members reviewed the information provided as well as the future land use map. Beavers explained that the current owner of the property wants to sell the lot and the potential buyer would like to construct a duplex on the property therefore a change of zoning was requested. Properties to the North and East are zoned R-3 Residential. A motion was made by Wilcox, seconded by Rappal, to recommend approval, to the City Council, of the requested change of zoning and amendment of the official Zoning Map for the above described property from C-1 Downtown Commercial to R-3 Residential, as filed by James Murray. Roll call: Wilcox, yes; Rappal, yes; Woita, yes; Brooks, yes; Pfligler, yes; and Kleffner, yes. Absent and not voting: Gigstad, Vculek, and Houfek. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance section 5.14 C-3 General Commercial District regarding permitted and conditional uses was declared open at 7:08 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Woita, seconded by Pfligler, to close the public hearing at 7:09. Roll call vote: Woita, yes; Pfligler, yes; Brooks, yes; Wilcox, yes; Kleffner, yes; and Rappal, yes. Absent and not voting: Gigstad, Vculek, and Houfek. Motion carried.

Members looked at and discussed the proposed amendment to section 5.14 C-3 General Commercial Zoning District. The proposed amendment would add the following as permitted uses.

- y. Monument sales
- 6. Personal and professional services not including stores defined as Adult Establishments.
- 7. Photography studios not including stores defined as Adult Establishments.
- 8. Public and private charitable institutions.
- 9. Public parks, buildings and grounds.
- 10. Public uses including administrative, public service, and cultural facilities, including City, County, State or Federal administrative centers, courts, libraries, police and fire stations and other public buildings, structures, and facilities.
- 11. Public and private utility facilities pursuant to Section 7.20.
- 12. Food Sales (Limited and General).

And the following as Conditional uses.

- 19. Light auto body repair and paint, excluding heavy trucks and machinery.
- 20. Hotels, including accessory service uses, such as swimming pools and restaurants not including stores defined as Adult Establishments.
- 21. Construction sales and services (plumbing, electrical, HVAC).

A motion was made by Wilcox, seconded by Woita, to recommend approval of proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance section 5.14 C-3 General Commercial District as presented. Roll call vote: Wilcox, yes; Woita, yes; Kleffner, yes; Rappl, yes; Brooks, yes; and Pfligler, yes. Absent and not voting: Vculek, Houfek and Gigstad. Motion carried.

Beavers reported that permits have been issued for 11 single family homes in the Westward Subdivision.

Harrell reported on the potential for a development located West of Lake Wanahoo

A motion was made by Rappl, seconded by Woita to approve the minutes of the March 5, 2020 meeting. Roll call vote: Rappl, yes; Woita, yes; Pfligler, yes; Kleffner, yes; Wilcox, yes; and Brooks, yes. Absent: Vculek, Gigstad, and Houfek. Motion carried

Meeting adjourned at 7:23 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator